

**City of Eau Claire
Plan Commission Minutes
Meeting of May 16, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Noel, Fieber, Chwala, Genskow

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1578-16) – RM to CBDP, 202 W. Grand Avenue**

Mr. Tufte stated a request to rezone property from RM to CBDP and to adopt a general development plan for Grace Lutheran Church and for the Chippewa Valley Free Clinic has been withdrawn by the applicant.

2. **ANNEXATION (16-1A) – Four parcels from the Town of Union, 2515 33rd Street**

Mr. Tufte presented a request to annex four parcels, amounting to 1.3 acres, from the Town of Union. One parcel has an existing home and the other three are vacant. The request is consistent with the comprehensive plan and city water and sewer are located nearby.

The applicant was not present to speak to the item.

Ms. Mitchell moved to recommend approval. Mr. Radabaugh seconded and the motion carried.

3. **PRELIMINARY PLAT (P-3-16) – Trillium Estates**

Mr. Tufte presented a request to approve a preliminary plat in the Town of Washington for a 79.12 acre subdivision. Density is allowed at 39 lots and the plat design has proposed 38 lots with one outlot. The development would be mostly residential with two commercial parcels and a community-owned park on the outlot. Main access is provided off CTH II. The site is largely located outside of the urban sewer service area so the county will conduct feasibility review of the well and septic systems.

Mr. Pederson believed the access location off CTH II is too close and will pass his comments along to the proper highway authorities.

Cody Filipczak with C&M Home Builders stated the DOT was in agreement that it was a good access location. The site will soon be graded and they already have town and county approvals on the rezones. The future park will preserve the wetland and have walking trails included.

Mr. Seymour moved to recommend approval subject to other local governmental approvals. Mr. Radabaugh seconded and the motion carried. Mr. Pederson voted nay.

4. **CERTIFIED SURVEY MAP (CSM-3-16) – Sandstone Road**

Mr. Tufte presented a request to approve a Certified Survey Map in the Town of Washington at Sandstone Road, south of Greenway Street. The 6.67 acre parcel would be split into three less than 10 acre residential lots, containing a steep slope restriction. The Rural Homes - RH zoned property is within the sewer service area so a 10 acre lot standard applies unless exceptions can be found. The proposed lots are similar to others in the area and to those of the adjacent future Trillium Estates subdivision. Closest utilities are located farther away and lots east of Sandstone Road will remain residential.

Applicant and property owner, Dan Green, stated the CSM will note RH zoning instead of C-3.

Mr. Radabaugh moved to approve the CSM subject to the condition of the staff report. Mr. Pederson seconded and the motion carried.

5. **STREET VACATION – Mt. Nemo Avenue**

Mr. Genskow presented a request to vacate a 130 foot portion north of Mt. Nemo Avenue right of way at Shale Ledge Road. With steep slopes in the area, the road northward is not needed and there is no impact to public utilities. Property owners would benefit from the additional land. He stated as a condition of approval, the adjacent property owners will have to combine their lots with the vacated right of way.

Mr. Seymour moved to recommend approval of the vacation. Seconded by Mr. Larsen and the motion carried.

6. **SITE PLAN (SP-1615) – Remax Office and a Tavern, 4260 Southtowne Drive**

Mr. Tufte presented a request to approve a site plan for a two-tenant commercial building that is 5,313 square feet at 4260 Southtowne Drive. Suite A would be a tavern and Suite B would be an office. Required parking is 33 stalls and a revised site plan shows 37 stalls. The applicant has addressed most conditions in the revised site plan. Remaining issues should be satisfied and staff is comfortable proceeding.

Applicant, Toby Beagle with Dell Construction Co. Inc., stated the sign plan is not to have pole signs because the development is more of a point of destination rather than seeking drive-by traffic. The site will provide plenty of parking compared with other developments located nearby.

Mr. Pederson moved to approve the site plan subject to the conditions of the staff report. Mr. Granlund seconded and the motion carried.

7. **SITE PLAN (SP-1619) – Mini-storage, 2624 S. Hastings Way**

Mr. Tufte presented a request to approve a site plan for a 40' x 115' mini-storage facility. Paved areas should only be as large as necessary and landscaping should include street trees. A

recently approved site plan to the east had all three street sides requiring street trees. This site plan should be revised if the Commission deems pavement should be reduced.

Applicant, Darin Rippentrop with Boomerang Real Estate LLC, argued setback provisions hindered laying out the most ideal development. Pavement reductions to the south side could cause difficulty in turning movements for trailers. Street trees would reduce site visibility and there is a maintenance concern with maintaining thin strips of grass.

Mr. Pederson suggested to the applicant to look at using turning radius templates to see how much pavement is absolutely necessary. Landscape areas will provide snow storage as well.

Mr. Brenholt moved to postpone the item so the applicant can redesign the amount of pavement and meet landscaping objectives. Ms. Mitchell seconded and the motion carried.

8. **DISCUSSION/DIRECTION**

A. Street Trees

Mr. Tufte stated the City's Comprehensive Plan has two tasks for this year: strengthen street tree plantings in new single-family home developments and to adopt a plan for species and spacing. Street trees are good for neighborhood design. Currently, site plan code requires reviews of all development except new single-family homes. New subdivisions have not been getting street trees. After Planning and Forestry staff consulted, the best approach to remedy the situation is requiring street trees at the time of building permit, rather than via a development agreement or to require an administrative site plan review for homes. The City would collect a fee of \$150 per tree up to three trees and the Forestry Department would purchase and plant the trees to ensure survival and maintenance concerns are taken into account. Forestry could outsource the work if needed, especially when confronted with larger developments. A corner lot provision for street trees would have to be developed like the City has for sidewalks. Also, if Forestry judges the tree is not best suited for planting in the right of way (ROW) boulevard, than the front yard could present an option. Finally, the landscape manual does state to provide street trees as per the approved list and requires approval by the City Forester, but this list should be updated. Also, clarification should be made that the trees are meant to be planted in the ROW not adjacent to.

Mr. Weld stated the city needs ongoing diversity in tree canopy and commended Forestry for the rebate process when seeking tree replacement.

Ms. Ebert stated replanting trees especially when dead should be addressed better.

Mr. Tufte stated the site plan chapter has enforcement provisions when related to those projects.

Mr. Chwala stated Forestry could replant the tree if in the ROW boulevard and there is also the tree rebate program to utilize. Planting depth is critical so sidewalks do not upheave and the tree grows properly. Diversity is a key for management of the urban forest. Forestry

looks for drought and salt tolerant trees, root systems that do not disrupt infrastructure and less fruit bearing species. Staff educates the homeowners on site as well.

Commissioners were in agreement to proceed with next steps.

B. Neighborhood Revitalization Task Force

Mr. Tufte stated 26 attended the final task force meeting on May 12. Non-substantial changes were suggested by the public regarding the draft recommendation report. The Plan Commission will consider the report in July and thereafter City Council will review it. Neighborhood representatives will be notified of the final changes and future meetings.

C. Code Compliance Items

Several sign complaints were noted.

D. Future Agenda Items

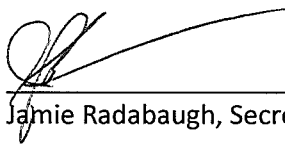
None.

E. Additions or Corrections to Minutes

None.

9. **MINUTES**

The minutes of the meeting of May 2, 2016 were approved.


A handwritten signature in black ink, appearing to read 'JR', is written over a horizontal line.

Jamie Radabaugh, Secretary